



# Planning Commission Agenda

Friday, March 1, 2024

**REVISED DRAFT**

Room 514, City Hall, 9:00am

*The following Planning Commission meeting will be conducted as a hybrid meeting in accordance with Ohio's Open Meetings Laws as amended by Sub. H.B 19 7. We will be utilizing the WebEx platform. For more information please visit: <https://planning.clevelandohio.gov/designreview/schedule.php>*

## APPROVAL OF MINUTES FROM PREVIOUS MEETING

### ZONING MAP AMENDMENTS

1. Ordinance No. xxx-2024(Ward 3/Councilmember McCormack): Changing the Use, Area & Height Districts of parcels of land north of Lorain Avenue between West 45<sup>th</sup> Street and West 44<sup>th</sup> Street and subjecting an area titled the Site Development Boundary to Section 333.02 of the Cleveland Zoning Code. (Map Change 2675)

### LOT CONSOLIDATIONS/SPLITS

1. For PPN#s 002-36-056 & -055  
 Addresses: 1827 & 1831 West 47<sup>th</sup> Street  
 Presenter: Scott Wallenhorst, HEART Design Group
2. For PPN#s 007-05-079 & -046  
 Address: 2079 West 38<sup>th</sup> Street  
 Presenter: Kathryn Harlow, Property Owner

### FAR WEST DESIGN REVIEW

1. FW2023-013 – Bank of America New Construction: Seeking Final Approval  
 Project Address: 3029 West 117<sup>th</sup> Street  
 Project Representative: Andrew Wehler, Nelson Architects  
**Note: the Planning Commission granted this item Conceptual Approval with Conditions on October 6, 2023.** Incorporating the DRAC's comments.



**NEAR WEST DESIGN REVIEW**

1. NW2023-031 – Treehouse Apartments New Construction: Seeking Schematic Design Approval  
Project Location: Professor Street and College Avenue  
Project Representatives: Ben Brannan, Geis Cos.  
Brandon Kline, Geis Cos.

**EAST DESIGN REVIEW**

1. EAST2023-037 – East 93<sup>rd</sup> Street Apartments New Construction: Seeking Final Approval  
Project Location: East 93<sup>rd</sup> Street near Cedar Avenue  
Project Representative: Kevin O’Malia, MPG Architects  
**Note: the Planning Commission granted this item Schematic Design Approval with Conditions on December 15, 2023.** Applicant to explore further the parking, sidewalks, landscaping, and site amenities.

**NORTHEAST DESIGN REVIEW**

1. NE2024-004 – East 114<sup>th</sup> Street Apartments New Construction: Seeking Schematic Design Approval  
Project Address: 11304 Itasca Avenue  
Project Representative: Kevin O’Malia, MPG Architects

**EUCLID CORRIDOR BUCKEYE DESIGN REVIEW**

1. EC2023-024 – Circle Square & Library Lofts Site Graphics/Wayfinding: Seeking Final Approval  
Project Location: Bound by Euclid – Chester/MLK Jr. – East 105<sup>th</sup> Street  
Project Representatives: Paul Volpe, Volpe Urban Design  
Steve Rubin, Midwest Development Partners
2. EC2024-005 – MLK Library Signage: Seeking Final Approval  
Project Address: 10601 Euclid Avenue  
Project Representatives: John Lang, CPL  
Chris Diehl, J KURTZ Architects



**MANDATORY REFERRALS**

1. Ordinance No. 108-2024(Introduced by Councilmembers McCormack, Bishop, Hairston and Griffin – by departmental request): Authorizing the Director of Capital Projects to execute a deed of easement granting to adjacent property owners, their successors and assigns, certain easement rights in property located in the Flats East Bank Development Area, and declaring that the easement rights granted are not needed for the City’s public use.
2. Ordinance No. 29-2024(Introduced by Councilmembers McCormack, Bishop and Griffin – by departmental request): Accepting the offer of dedication of public right-of-way and public improvements shown on the recorded plat for Moltke Court.
3. Ordinance No. 232-2024(Introduced by Councilmembers McCormack, Bishop and Hairston – by departmental request): Authorizing the Director of the Mayor’s Office of Capital Projects to issue a permit to The Sherwin-Williams Company to encroach into the public rights-of-way of West 3<sup>rd</sup> Street, Frankfort Avenue, Public Square West Roadway, Superior Avenue, West St Clair Avenue and West 6<sup>th</sup> Street by installing, using and maintaining various objects.

**ADMINISTRATIVE APPROVALS**

1. Ordinance No. 234-2024(Introduced by Councilmember Howse-Jones): Changing the Use, Area and Height Districts of parcels of land west of Crawford Road between Wade Park Avenue and Kenmore Avenue and adding an Urban Form Overlay District to the south side of Wade Park Avenue. (Map Change 2674)

**SPECIAL PRESENTATIONS – Public Art**

1. FW2024-002 – Destination Cleveland Murals Across the City: Seeking Final Approval  
Project Location: 13046 Lorain Avenue  
Presenter: Alex Harnocz, Destination Cleveland

**SPECIAL PRESENTATIONS**

1. Lee-Harvard Community Master Plan: Seeking Final Approval  
Presenters: Carter Coleman, APD  
Thomas Starinsky, Planning Consultant

**DIRECTOR’S REPORT**



**ADJOURNMENT**